



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

May 3, 2010

1004-PUD-05

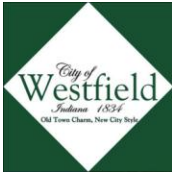
PETITION NUMBER:	1004-PUD-05	
APPROXIMATE ADDRESS:	14600 North Gray Road	
PETITIONER:	KRG Bridgewater LLC	
REPRESENTATIVE:	Joy Skidmore, KRG Bridgewater LLC	
REQUEST:	Amendment to the development standards for an area of Parcel J of the Bridgewater PUD.	
CURRENT ZONING:	Bridgewater PUD	
STAFF REVIEWER:	Ryan Schafer	
ZONING HISTORY:	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49)
	0908-PUD-04	Amendment to allow transitional health care uses (Ord. 09-17)
	1001-PUD-02	Amendment to development standards for Parcel M4 (Ord. 10-01)
EXHIBITS:	1. Staff Report 2. Aerial Location Map 3. TAC Letter 4. Petitioner's Proposal	

PETITION HISTORY

This petition was introduced at the April 7, 2010 City Council meeting. It was reviewed at the March 23, 2010 Technical Advisory Committee meeting, and it received a public hearing at the April 19, 2010 Advisory Plan Commission meeting. It is scheduled to receive a recommendation from the Advisory Plan Commission (the "APC") at the May 3, 2010 meeting.

PROCEDURAL

- The primary purpose of the Second Monthly Meeting is to take action on matters that have received a public hearing at the previous Advisory Plan Commission meeting. However, in some instances the Advisory Plan Commission may hold a public hearing at this meeting as well. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.
- The recommendation of approval from the APC to the City Council may be made at the May 3, 2010 APC meeting.



PROJECT DESCRIPTION

The subject property is approximately eight (8) acres in size and is generally located at 14600 North Gray Road (the “Property”). The amendment proposal includes a new subsection (Subsection I within Section 14) and modifications to Section 14-C that addresses the addition of Multi Tenant Panel Signs on monument structures (Entrance Multi-Tenant Panel Signs) as well as the Property’s clock tower feature (Clock Tower Multi-Tenant Panel Signs) along the external thoroughfares of Gray Road and 146th Street. Multi-Tenant Panel Signs will not be internally illuminated, per Bridgewater PUD standards. The Multi Tenant Panel Signs will be placed on a limestone-colored backer board. The amendment proposal defines both “Entrance Multi Tenant Panel Signs” and “Clock Tower Multi Tenant Panel Signs”.

At the first APC meeting on April 19, 2010, members of the APC made comments regarding the size and locations of Multi-Tenant Sign Panels. After taking those comments into consideration, the Petitioner has made the following modifications to the proposal:

1. Removed the two proposed monument structures which abut Gray Road.
2. Reduced tenant sign area at monument structures from 60 square feet per side to 30 square feet per side.
3. Reduced tenant sign area at clock tower feature from 85 total square feet to 30 total square feet.
4. Added a requirement that any tenant panel will not be left blank.
5. Removed the requirement that letters on tenant panels will be pin-mounted.

By contrast, the Westfield-Washington Township Zoning Ordinance (the “Ordinance”) allows multi-tenant centers of this size (between 25,000 square feet and 100,000 square feet) to have one monument sign. The monument sign can be a maximum of 15 feet in height and 120 square feet of sign area, per side. The Bridgewater PUD replaces and supersedes the Ordinance, and this amendment would allow more monument sign structures for Bridgewater Marketplace than the City’s Ordinance permits; however, each monument sign in Bridgewater Marketplace would be permitted less sign area than what similar signage in other parts of the jurisdiction would be allowed per the City’s Ordinance.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

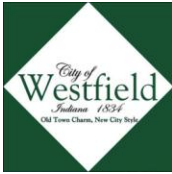
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan roadway classification map identifies Gray Road as a “Secondary Arterial” and 146th Street as “Primary Arterial 2”.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the



community's existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The proposed amendment will not affect any current trail paths or parks.

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is being used for commercial purposes; a few of the commercial out-lots nearest Gray Road are undeveloped. The Property is located in the Bridgewater PUD and is zoned for commercial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that Local Commercial development is appropriate for this area. The Bridgewater PUD allows for the existing commercial development.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed amendment will have no impact on surrounding property values.

5. Responsible growth and development.

It is likely that proposed amendment will have a positive impact on the development of this commercial site. It is anticipated that tenant signs will attract customers in the near-term and grow the development site in the long-term.



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PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	03/02/10	-	Compliant
Fees	03/02/10	-	Compliant
Legal Description	03/02/10	-	Compliant
Consent Form	NA	-	NA
PUD Ordinance Amendment	03/02/10	04/23/10	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	02/24/10	Compliant
Notice - Sign on site	04/01/10	Compliant
Notice – Newspaper	04/09/10	Compliant
Notice – Mail	04/01/10	Compliant

STAFF COMMENT

If the APC makes a positive recommendation, staff recommends the following condition:

- That the petitioner provides new renderings prior to appearing before the City Council that depict the reduction in sign area so that visual comparisons can be made.

RAS